

Application ref: 2021/4015/P
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Date: 18 November 2021

Development Management
Regeneration and Planning
London Borough of Camden
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23 ARCHITECTURE + GUY STANSFELD
ARCHITECTS / 318 STUDIO
2 OLAF STREET
LONDON
W11 4BE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**28 Cressy Road
London
NW3 2LY**

Proposal:

Installation of replacement double glazed windows for single glazed windows, re-tiling of main roof, installation of new front door, installation of new sliding doors to ground floor at rear, lowering of ground floor by 400mm at the rear and landscaping at rear.

Drawing Nos: ARC591-PR-04; ARC591-PR05; ARC591-PR-06; ARC591-EX-06;
ARC591-PR-03; ARC591-EX-04; ARC591-EX05; ARC591-EX-03; ARC591-PR01;
ARC591-PR02; ARC591-EX-01; ARC591-EX-02; ARC591-EX-00 and Design and
Access Statement produced by 23 Architecture LTD

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans;

ARC591-PR-04; ARC591-PR05; ARC591-PR-06; ARC591-EX-06; ARC591-PR-03; ARC591-EX-04; ARC591-EX05; ARC591-EX-03; ARC591-PR01; ARC591-PR02; ARC591-EX-01; ARC591-EX-02; ARC591-EX-00 and Design and Access Statement produced by 23 Architecture LTD

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 The application site is a four storey mid-terraced house situated on the east side of Cressy Road. The site is located within the Mansfield Conservation Area and is not listed.

The proposal includes replacing existing timber framed single glazed windows with matching timber framed double glazed windows on the front and rear elevations, re-tiling the roof to match the existing, replacing the front door to match the existing, re-rendering the rear elevation to match the existing and the installation of new metal framed doors on the ground floor at the rear.

The proposal also seeks to sink part of the rear of the existing ground floor level by 400mm and the formation of a hard landscaped patio and soft landscaped garden.

The proposed replacement windows would match the existing in terms of style, design and materials and would not effect the character or appearance of the Conservation Area. The replacement of the timber front door with identical timber door, the re-rendering at the rear and the re-tiling of the roof to match the existing would also not harm the appearance of the site or the Conservation Area. The proposed metal framed glazed doors at the rear would not be visible in the public domain and would not harm the appearance of the building or the Conservation Area.

The proposed landscape works would see an increase in soft landscaping and a reduction of hard landscaping by removing the existing artificial grass. As a result the proposed landscape works are considered to preserve the green character of the garden and the biodiversity and conservation interests of the site.

The development in terms of siting, scale and detailed design is not considered

to cause harm to the character and appearance of the host property, streetscene or wider conservation area. The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In addition given the siting and nature of the proposals, there would be no harm to the amenity of any adjoining residential occupiers by way of loss of light, privacy or outlook.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer